

The Seabrook Planning and Zoning Commission met in regular session on Thursday, August 19, 2021 at 6:00 PM at Seabrook City Hall and via teleconference to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA (exc. absence)	CHAIRMAN
DARRELL PICHA	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GREG AGUILAR (exc. absence)	MEMBER
GUY RODGERS	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

Vice-Chairman Darrell Picha called the meeting to order at 6:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

No public comments.

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Conduct a Public Hearing on a request for approval for the Re-plat of Lots 25 and 26 of The Point on Taylor Lake.

Purpose of Re-plat: To remove all references to the 5' x 20' Aerial Easements on Lots 25 and 26.

Applicant: Charles Anders, Bayway Homes Inc., P.O. Box 1244, Friendswood, TX 77549

Owner: Jon Skeelee, Bayway Homes Inc., P.O. Box 1244, Friendswood, TX 77549

Legal Description: Lots Twenty-Five (25) and Twenty-Six (26), of the Point on Taylor Lake, a subdivision in Harris County, TX according to the map or plat thereof, recorded under Film Code No. 585061, of the Map Records of Harris County, Texas

Location: This property is located immediately east of 4140 Boardwalk Blvd and west of 4128 Boardwalk Blvd.

2.2 Conduct a Public Hearing on a request for the Minor Plat of Check-Point Square.

Purpose of the Minor Plat: To Create 1 Reserve and 1 Block

Applicant: Destiny Sagredo, Action Surveying, 10210 Fuqua Street, Houston, TX 77089

Owner: Abdul Virani, P.O. Box 58252, Houston, TX 77258-8252

Legal Description: Being a 0.8681-acre (37,817.55 square feet) parcel of land located in the Ritson Morris League, Abstract No. 52 Harris County, Texas, and being out of and a part of Lots 1-18, Block 4, Seabrook Townsite, a subdivision of record under Volume 1, Page 50 of the Map Records of Harris Cou (M.R.H.C.).

Location: This property is located immediately east of SH 146, north of Main Street, south of First Street and west of Anders Street.

Open public hearing 6:01p.m. No public comments. Close public hearing 6: 07p.m.

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on the request for approval for the Re-plat of Lots 25 and 26 of The Point on Taylor Lake.

Director of Community Development Sean Landis explained to the Board that the purpose of the re-plat is to remove of reference to the 5'X20' Aerial Easement on Lots 25 and 26. All utilities are located underground within a 10' and 6' wide utility easement adjacent to Boardwalk Blvd. The applicant is requesting the following note be removed from the plat eliminating the aerial easement requirement at the rear of the lots.

There is also dedicated for utilities an unobstructed aerial easement five feet wide from a plane 20 feet above the ground upward located adjacent to each side of all utility easements.

Staff has reviewed the re-plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the commission approves the plat.

Motion made by Guy Rodgers and seconded by Scott Reynolds.

To approve the Re-plat of Lots 25 and 26 of The Point on Taylor Lake as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all appropriate action for the Minor Plat of Check-Point Square.

Director of Community Development Sean Landis explained to the Board that the applicant proposes to construct a new fueling canopy along with four fueling pump stations. The proposed new construction will serve as an expansion of the newly remodeled recently rebranded Check Point Gasoline Service Station/Convenience Store.

The property owner must first plat 1802 Main Street and 1304 Bayport into one parcel.

Staff has reviewed the Minor Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the commission approves the plat.

Motion made by Scott Reynolds and seconded by Guy Rodgers.

To approve the Minor Plat of Check-Point Square as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the July 15, 2021 regular P&Z Meeting.

Motion made by Guy Rodgers and seconded by Rosebud Caradec.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Approve the minutes from the June 24, 2021 JOINT meeting.

Motion made by Rosebud Caradec and seconded by Scott Reynolds.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Report from the Director of Planning and Community Development on status update of City projects.

Sean Landis gave a brief report.

4.4 Update on Livable Centers Study.

Sean Landis gave a brief report.

4.5 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

Sean Landis gave a brief report.

4.6 Establish future agenda items and meeting dates.


Next meeting scheduled: Thursday, September 16, 2021 at 6:00 p.m.

Motion was made by Scott Reynolds and seconded by Guy Rodgers.

To adjourn the August 19, 2021 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 6:38 p.m.

APPROVED THIS 16th DAY OF September, 2021.



Gary T. Renola, Chairman



Pat Patel, Administrative Assistant